



MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conditional Use Permit to place a Mobile Food Unit - Pepe Noches, being Lot C, Girasol Estates Subdivision in a (C-3) General Business District, located at 1726 W. Griffin Parkway, C-3, Joaquin Diaz, Adoption of Ordinance # ____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 31, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 3, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract and notice of public hearings was published in the Progress Times.
- April 16, 2025 – Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z). The P&Z Board recommended approval of the Conditional Use Permit request. There was considerable opposition during the P&Z Meeting. The concerns voiced were in regards to increased traffic in the abutting neighborhood.
- April 28, 2025 – Public hearing and consideration of requested Conditional Use Permit by the City Council (CC).

Summary:

- The site is located at the Northeast corner of W. Griffin Parkway and Salinas Drive.
- Per Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting a conditional use permit to place an 8'x22' mobile food unit underneath the carport to sell Mexican food. His menu will include tacos, enchiladas, papas asadas, menudo among other items.
- The proposed hours of operation are as follows: Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am
- Staff: 3 employees
- Parking: The applicant is proposing to have 2 tables with 6 chairs each for a total of 12 seating spaces. He will be required to have 4 parking spaces (1 parking space for every 3 seats =4). There is a total of 12 parking spaces available for this location to be shared with the existing carwash.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff recommends approval of the request subject to compliance with the following conditions:

- 1 year re-evaluation to assess this new operation.
- Must comply with all City Codes (Building, Fire, Health, and Sign, etc.)

- Install landscaping with drip irrigation system prior to obtaining the business license.
- Restrooms must be accessible to employees and patrons at all times.
- Acquisition of a business license prior to occupancy.
- CUP not transferable to others.
- Hours of operation are Monday - Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

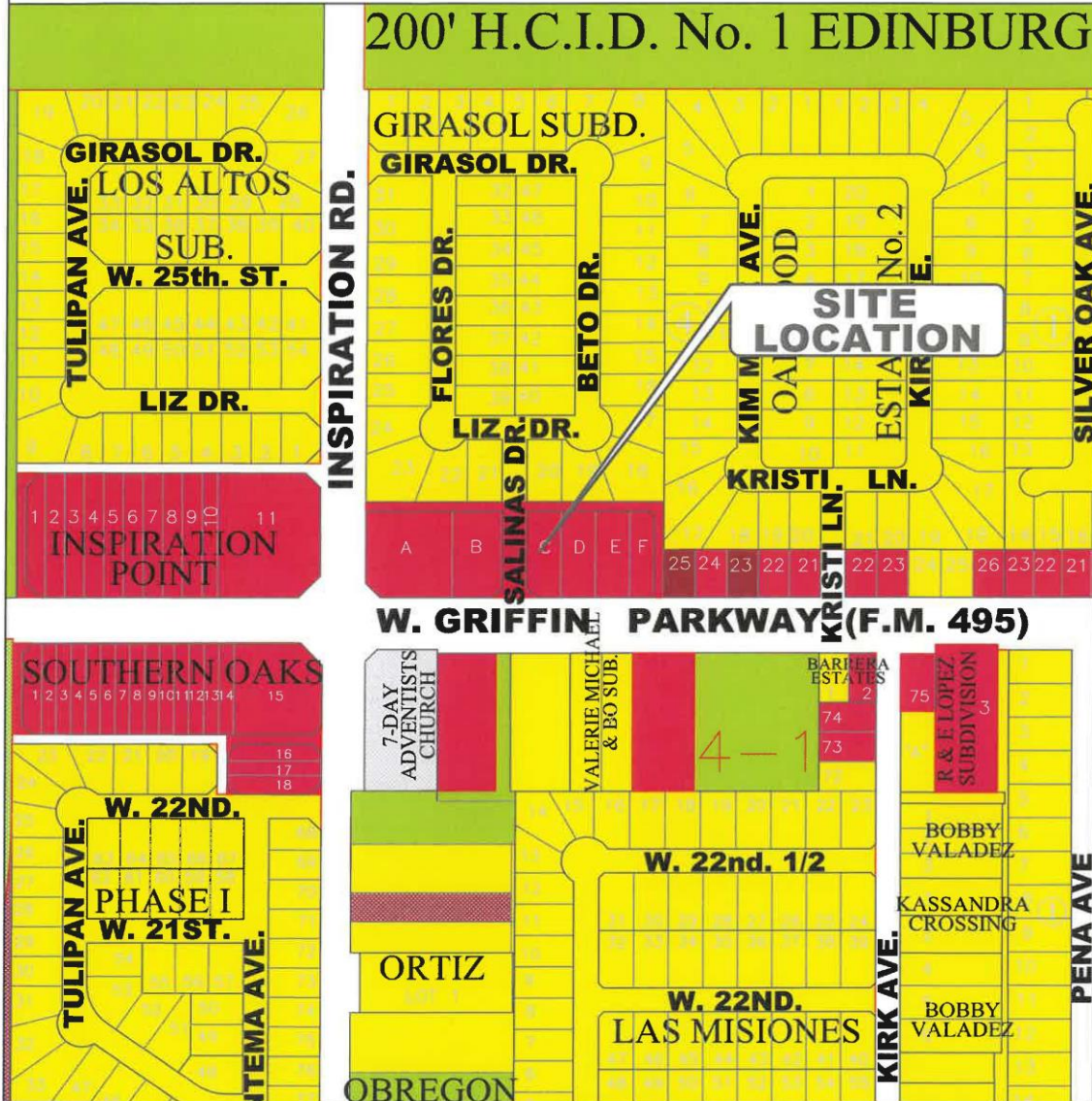
PH: (956) 580-8672
FAX: (956) 580-8680

No.

ARIEL MAP



ZONING MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC



PICTURES



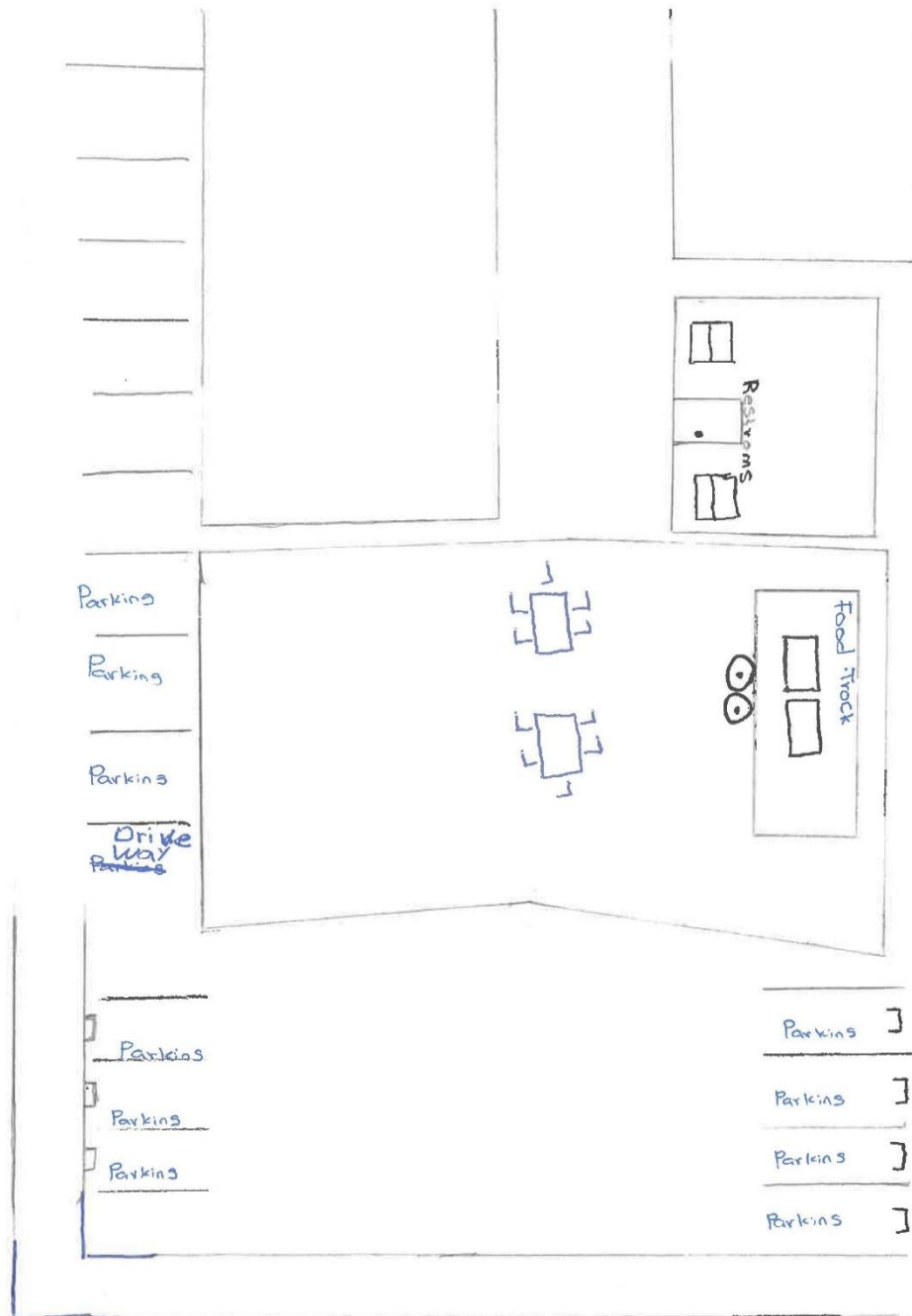
PICTURES



ATTACHEMENTS (PICTURES)



SITE PLAN



W GRIFFIN PKWY

MENU

MENU

Horario: Lunes-Jueves 5pm-12am
viernes y Sabado 5pm-1am

Tacos (Harina ó maiz)

- carne
- tripa
- mixtos

*Orden incluye 5 tacos
y frijoles charros

Piratas

Piratitas

(carne, queso, aguacate)

Enchiladas

- carne
- queso
- mixtas

*Orden incluye 4 enchiladas,
papa, zanahoria, y lechuga

Menudo

- 1L *orden incluye tortillas (harina ó maiz)
y verdura

Frijoles charros

- Sencillos
- Especiales (carne y queso)

Papa Asada

- Especial (carne, queso, tocino, crema)

Entradas:

- Tostitos (verdes ó morados)
con queso y carne asada
- Papas fritas
con queso y carne asada

Bebidas:

- Agua
- Soda Lata
- Soda Mexicana

STAFF RECOMMENDATION

Staff recommends approval of the request subject to compliance with the following conditions:

- 1 year re-evaluation to assess this new operation.
- Must comply with all City Codes (Building, Fire, Health, and Sign, etc.)
- Install landscaping with drip irrigation system prior to obtaining the business license.
- Restrooms must be accessible to employees and patrons at all times.
- Acquisition of a business license prior to occupancy.
- CUP not transferable to others.
- Hours of operation are Monday - Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am

MAILOUT LIST

PROP_ID	Property Owner	addrDeliveryLine	addrCity	addrState	addrZip
560369	MADKRIS LTD	3712 SANTA INEZ ST	MISSION	TX	78572-2817
648369	GARZA MARIA ISABEL	1715 W GRIFFIN PKWY	MISSION	TX	78572-7306
560367	REYES ISMAEL	1410 COCONUT PAL AVE	SAN JUAN	TX	78589-3936
560372	ESPINO JESUS GARZA	9551 N MOOREFIELD RD	MISSION	TX	78574-4618
560366	PRIMO REAL ESTATE LLC	707 W SIOUX RD	SAN JUAN	TX	78589-3475
560319	BERNAL PAULINA & MANUEL CARDOZA	1701 LIZ DR	MISSION	TX	78574
560323	LEAL DIANA	1709 LIZ DR	MISSION	TX	78574-7321
560321	RAMOS HILARIO JR & ARSELIA G	1705 LIZ DR	MISSION	TX	78574-7321
560368	MARTINEZ JOSE S	710 W 24TH PL	MISSION	TX	78574-2751
560320	VENECIA JOHN & NORMA	1703 LIZ DR	MISSION	TX	78574-7321
560318	PLASCENCIA ELBA G	2302 BETO DR	MISSION	TX	78574-7316
560322	GUZMAN PABLO JR	2309 BETO DR	MISSION	TX	78574-7319
590226	GARCIA ELSA NORA & ALEJANDRO	1900 W 17TH ST	MISSION	TX	78572-0732
305839	DUQUE CESAR TREVINO	839 RICARDO AVE	PALMVIEW	TX	78574-5210
648368	ALVAREZ RAFAEL	1704 W 18TH ST	MISSION	TX	78572-7330
305837	OBREGON MONICA	1721 W GRIFFIN PKWY	MISSION	TX	78572-7306

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A
CONDITIONAL USE PERMIT TO PLACE A MOBILE FOOD TRUCK - PEPE NOCHES, 1726 W.
GRIFFIN PARKWAY, BEING LOT C, GIRASOL ESTATES SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of April 16, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, April 28, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
1726 W. Griffin Parkway Lot C, Girasol Estates Subdivision	To Place a Mobile Food Unit - Pepe Noches	<ol style="list-style-type: none">1. 1 year re-evaluation to assess this new operation2. Must comply with all City Codes (Building, Fire, Health, Sign, etc.)3. Install landscaping with drip irrigation system prior to obtaining the business license.4. Restrooms must be accessible to employees and patrons at all times5. Acquisition of a business license prior to occupancy6. CUP not transferable to others7. Hours of operation are Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary